184+/- Acres in Attala County, MS

Outstanding Hunting and Recreational Tract

$1,475/Acre

- Trophy Deer
- Expansive Road System
- Rolling Terrain
- Mature Pine and Hardwood Timber
- Hunting Camp
- Established Food Plots
- 28' X 40' Pole Barn Built 2016
- Semi-Trailer for Storage Unit
- Abundant Game
- Live Creek and Natural Springs

Directions: *From the intersection of McCool Road and Hwy 413 in French Camp, travel 4 miles south on McCool Road and turn right onto County Road 2134. Travel 300 feet and the entrance to the property will be on the left.*

2011-2018 America's Best Brokerages

call me today!

MICHAEL COOPER, REALTOR®
MCooper@TomSmithLand.com
662.268.6333 office | 662.285.8686 cell
135 Jefferson Street | Starkville, MS 39759

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Information is believed to be accurate but not guaranteed.

If you are looking for the ultimate hunting and recreational property you need to look at this 184+/- acre tract in Attala county, MS. The property has paved road frontage on County Road 2134. The game on this tract is phenomenal with trophy deer taken almost every year, a nice turkey population, and several noted coveys of quail. Shooting houses are in place and food plots are located strategically throughout. There is a pipeline traversing through a portion of the property with a shooting house and food plot. One of the best features of this property is the extensive road system making hunting this tract super convenient.

The timber consists of 60+/- acres of very mature pine and hardwoods. There is 80+/- acres of 20+/- year old pine timber located on the back of the property. There is 33+/- acres of 8 year old cutover with several mature hardwoods scattered throughout.

A mobile home is located on the front of the property that would make a perfect hunting camp, there is also 10+/- acres around the mobile home that is fairly open and partially fenced. If you need storage you've got it, there is a Semi-Trailer and 28'X 40' pole barn built in 2016. This tract is truly a sportsman paradise. Call today to view this property.

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Semi-Trailer for Storage

Paved Road Frontage

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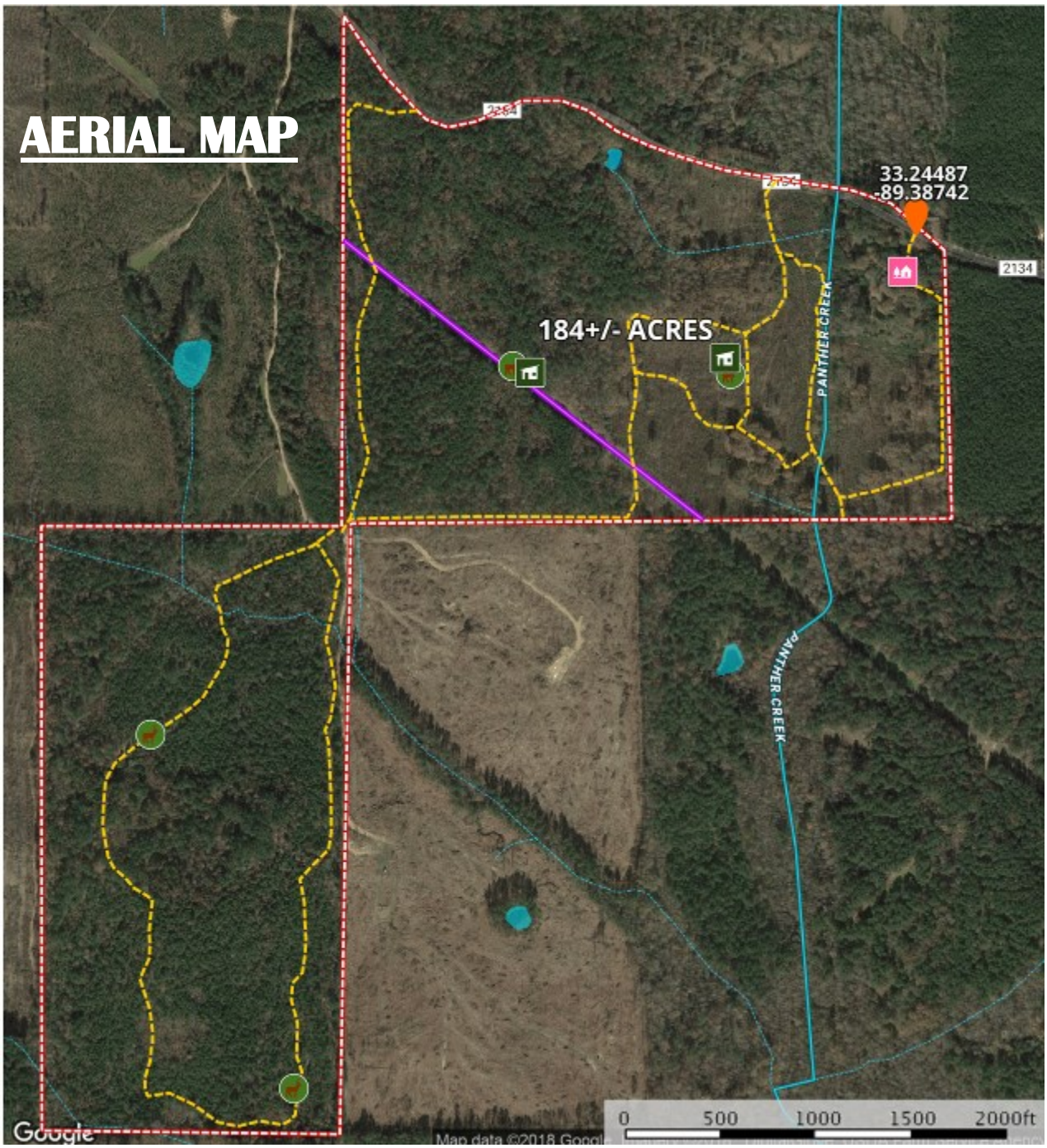
AERIAL MAP



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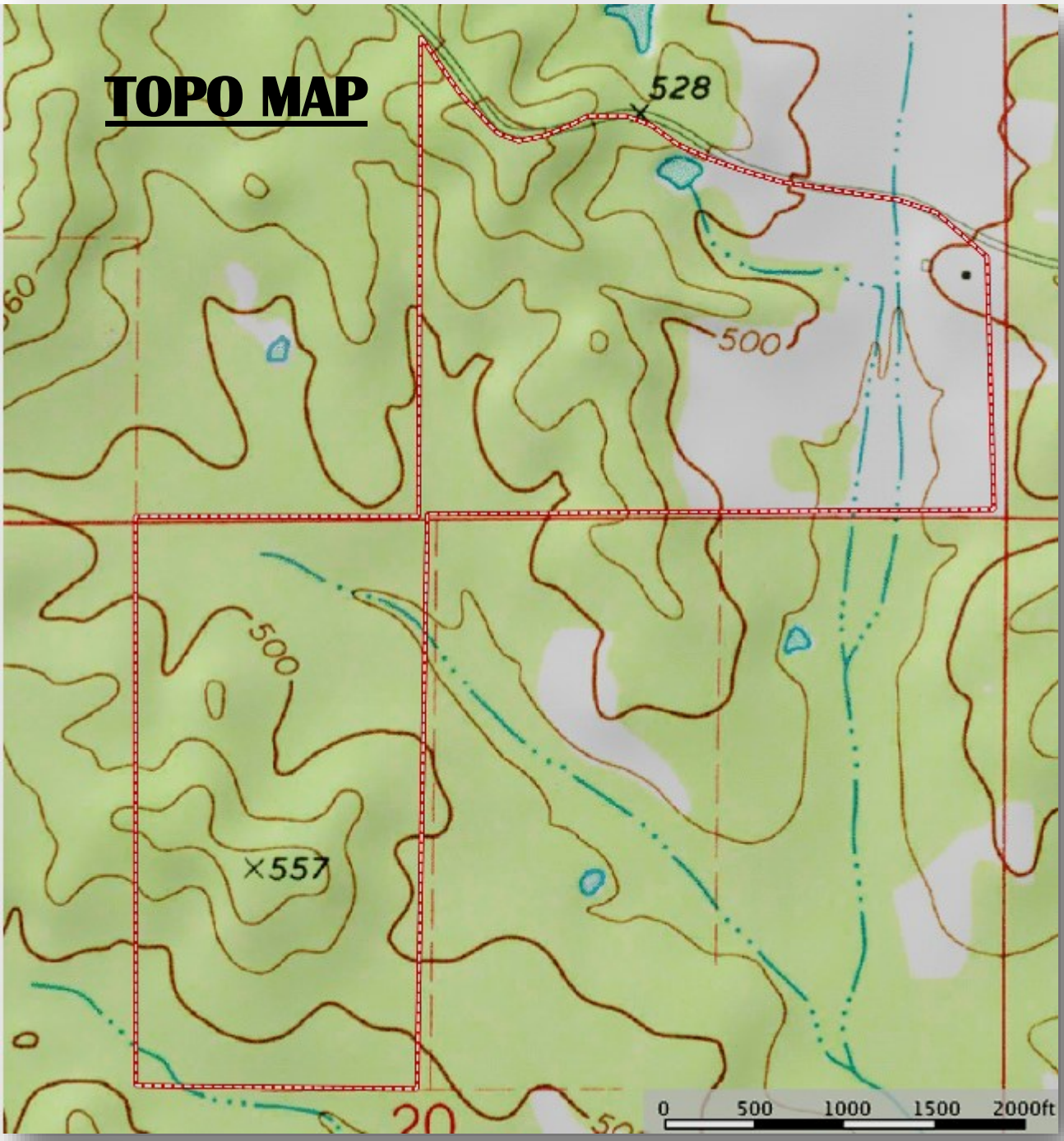
TOPO MAP



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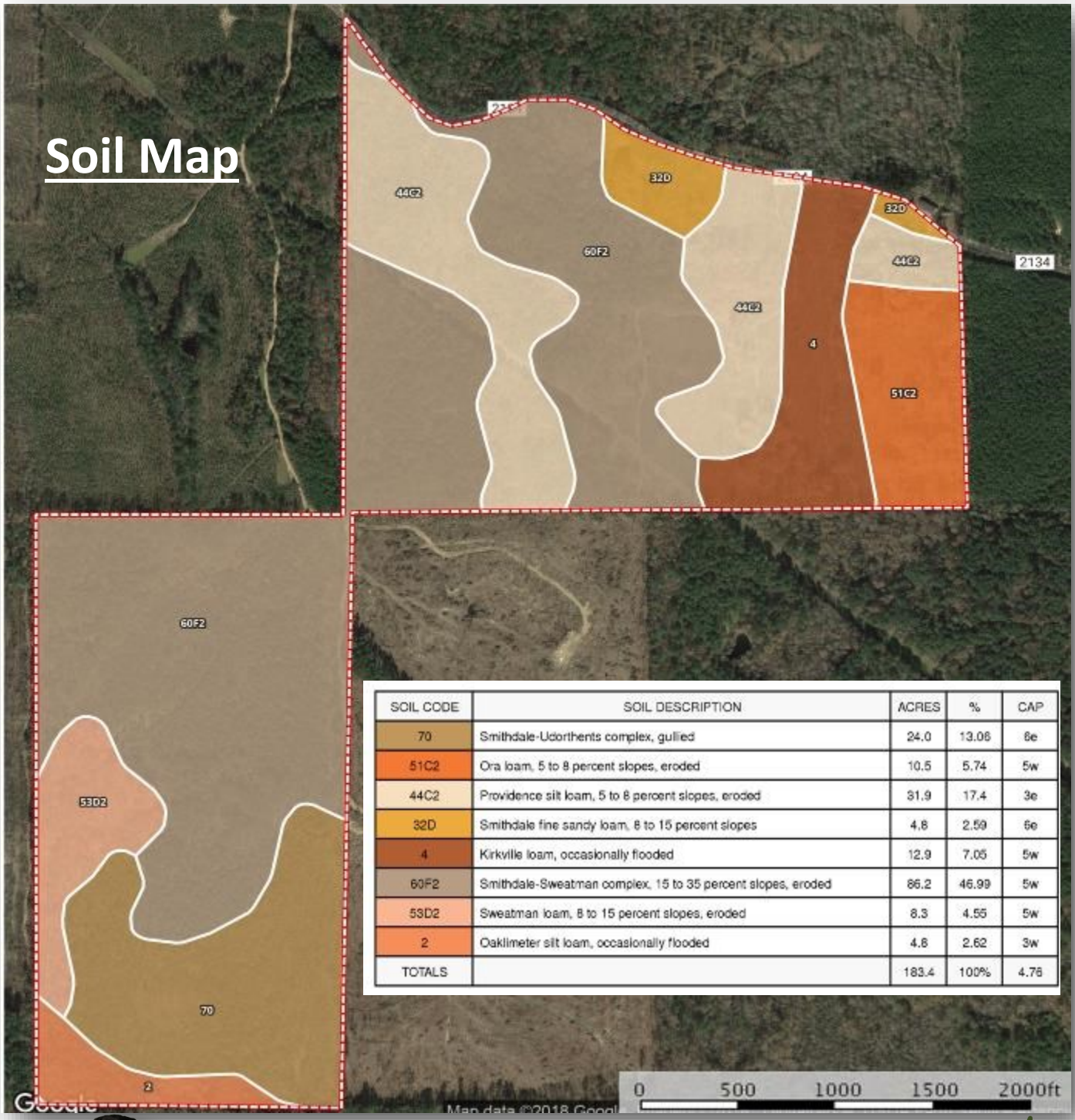
Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
70	Smithdale-Udorthents complex, gullied	24.0	13.06	6e
51C2	Ora loam, 5 to 8 percent slopes, eroded	10.5	5.74	5w
44C2	Providence silt loam, 5 to 8 percent slopes, eroded	31.9	17.4	3e
32D	Smithdale fine sandy loam, 8 to 15 percent slopes	4.8	2.59	6e
4	Kirkville loam, occasionally flooded	12.9	7.05	5w
60F2	Smithdale-Sweatman complex, 15 to 35 percent slopes, eroded	86.2	46.99	5w
53D2	Sweatman loam, 8 to 15 percent slopes, eroded	8.3	4.55	5w
2	Oaklimeter silt loam, occasionally flooded	4.8	2.62	3w
TOTALS		183.4	100%	4.76

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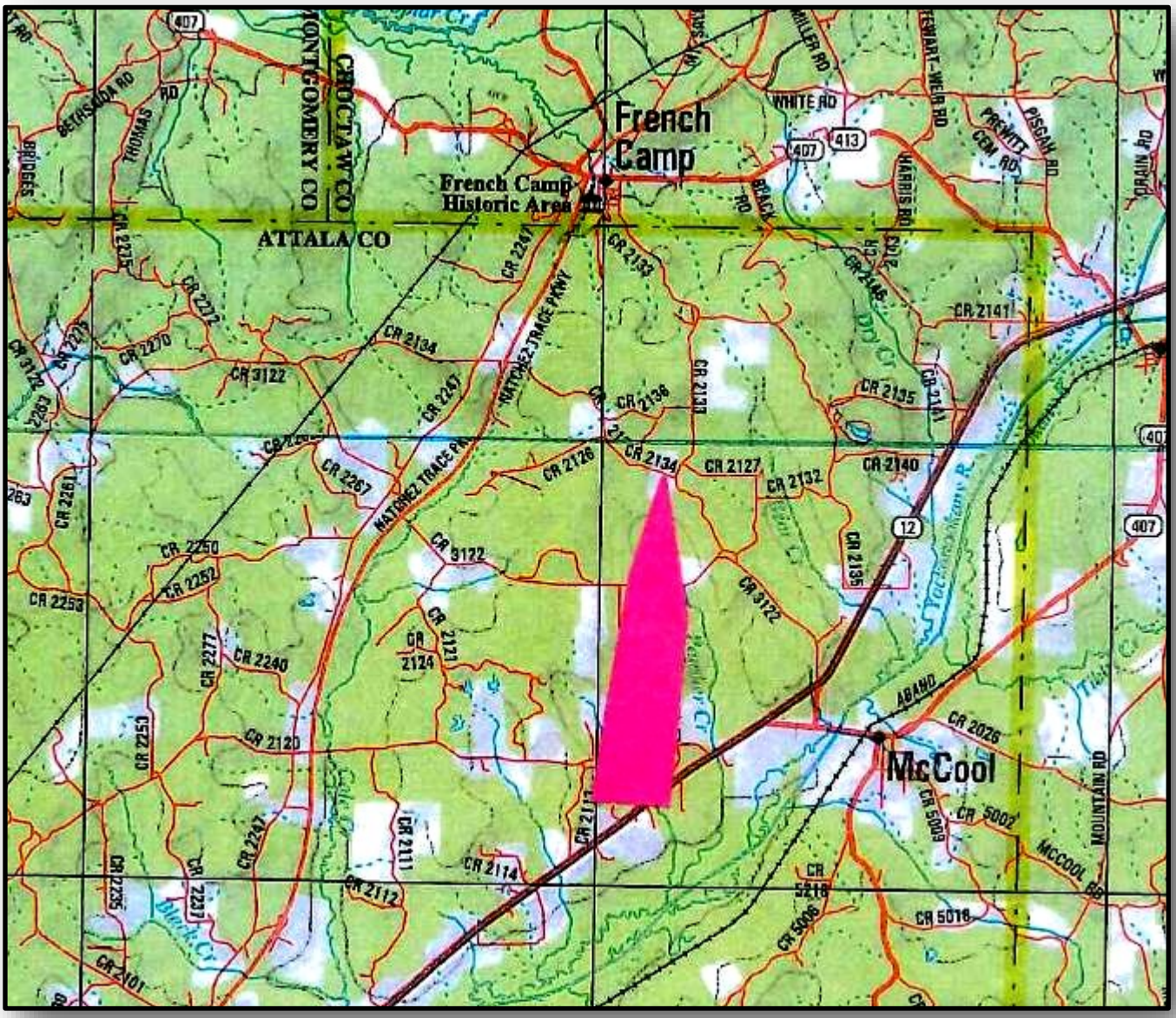
DIRECTIONAL MAP



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